

**58 Frances Street, South Wentworthville, NSW 2145** Laing+Simmons

**Sold Duplex/Semi-detached**

Friday, 3 November 2023

58 Frances Street, South Wentworthville, NSW 2145

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 348 m2**

**Type:**

**Duplex/Semi-detached**



George Lattouf  
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Daniel Eid  
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**\$1,220,000**

Prepare to be enchanted by this exceptional four-bedroom duplex which has been tastefully designed to suit your needs and located in a perfect family-friendly neighbourhood. Situated right across the road from a beautiful park, this home offers a blend of modern living and natural beauty.- Four well-appointed bedrooms, each offering spacious comfort, ample storage with built in robes and ensuite to main- Bask in the warm glow of natural light that fills your open living and dining space, creating a welcoming and cheerful atmosphere- Embrace the flexibility of two living spaces, ideal for creating a formal living room area, giving your family room to spread out and make the space of their own- Revel in the abundance of space and functionality in the large kitchen equipped with gas cooking, stainless steel appliances, dishwasher and stone benchtops- Luxuriate in modern, beautifully designed bathrooms, with the main bathroom featuring floor-to-ceiling tiles, separate shower and bathtub- Stay organized with a separate laundry area complete with stone bench and storage space- Step through to the covered alfresco area, where you can enjoy the fresh air or simply relax in a sheltered outdoor haven- Enjoy the outdoors in your fully fenced, large backyard, providing plenty of space for the kids to play and space to create your own outdoor oasis- Freshly painted, with LED downlights, ducted air conditioning, and a tasteful blend of tiled floors downstairs and carpet upstairs add to the overall charm of this property- Ensure your vehicle is secure and protected in the lock-up garage, offering convenience and peace of mind- Sitting proudly on an expansive 348sqm block - Only steps to Hilltop public school, transport, local shops, eateries and parks - Current outgoings: Council Rates: \$352 P/Q | Water Rates: \$179 P/Q- Rental potential of \$850-\$900 per week

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